



NOTICE OF REGULAR PLANNING AND ZONING COMMISSION MEETING

In accordance with Section 38-431.01 of the Arizona Revised Statutes of the State of Arizona, notice is hereby given to the Members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission of the City of San Luis, Arizona will hold a Regular Planning & Zoning Commission Meeting at 7:00 p.m., Tuesday, July 9, 2019. The meeting will take place at the City Council Chambers, located at 1090 E. Union Street, San Luis, Arizona, 85349. Everyone from the public is invited to attend the open meeting.

In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of San Luis does not discriminate on the basis of disability in the admission of or access to, or treatment of employment in its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities or services contact: ADA/Section 504 Coordinator, City of San Luis Human Resources Department, 1090 East Union Street, San Luis, Arizona 85349; (928) 341-8520.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recordings. Parents in order to exercise their rights may either file written consent with the City Clerk to such recordings, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

THIS NOTICE IS GIVEN BY:

/s/ Jose A. Guzman, Director of Planning and Zoning

AVISO DE JUNTA REGULAR DE LA COMISIÓN DE PLANEACIÓN Y ZONIFICACIÓN

De acuerdo a la Sección 38-431.01 de los Estatutos Revisados del Estado de Arizona, se les informa a los Miembros de la Comisión de Planeación y Zonificación y al público en general que la Comisión de Planeación y Zonificación de San Luis, Arizona, tendrán una junta regular a las 7:00 p.m., el día Martes, 9 de Julio del 2019. La junta se llevará a cabo en la Cámara del Consejo de la ciudad, ubicado en el 1090 East Union Street, San Luis, Arizona, 85349. El público esta cordialmente invitado.

De acuerdo con el Acta de Americanos con Discapacidades y la Sección 504 del Acta de Rehabilitación de 1973, la Ciudad de San Luis no discrimina por causa de discapacidad la admisión y acceso a sus programas, actividades, servicios o en el trato en cuanto a empleo. Para más información referente a derechos y provisiones del Acta de Americanos con Discapacidades o Sección 504, o para solicitar adaptaciones que sean razonables para la participación en programas, actividades o servicios de la ciudad, contactar a: Coordinador del Acta de Americanos con Discapacidades/Sección 504, Departamento de Recursos Humanos de la Ciudad de San Luis, 1090 Este Calle Unión, San Luis, Arizona, 85349; (928) 341-8520.

Por medio de éste aviso y de acuerdo con los Estatutos Revisados del Estado de Arizona, sujeto a ciertas excepciones reglamentarias, los padres de familia tienen el derecho de dar o no dar el consentimiento ante el Estado o alguna subdivisión política grabe a un menor de edad, ya sea en audio o video. Las juntas del Concilio se graban en audio y/o video y como resultado, el hecho de que haya menores presentes puede ser sujeto a que sean grabados. Para que los padres de familia puedan ejercer sus derechos pueden solicitar por escrito a la Secretaria de la Ciudad dicha grabación, o tomar acción personal para asegurarse que su hijo/hija menor no esté presente cuando la grabación se lleve a cabo. Si un menor de edad está presente en el momento de la grabación, la Ciudad asumirá que los padres de familia están cediendo los derechos sobre una posible grabación de acuerdo con el Estatuto Revisado del Estado de Arizona §1-602.A.9.

ESTE AVISO ES DADO POR:

/f/ Jose A. Guzman, Director de Planeación y Zonificación



AGENDA
Planning & Zoning Commission
Regular Meeting
San Luis Council Chambers
1090 E. Union Street
San Luis, AZ 85349
Tuesday, July 9, 2019
7:00 P.M.

MEMBERS OF THE SAN LUIS PLANNING & ZONING COMMISSION WILL ATTEND EITHER IN PERSON, TELEPHONE, OR VIDEO CONFERENCE COMMUNICATION.

1. CALL TO ORDER/ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

All matters are considered to be routine by the Planning & Zoning Commission and will be enacted by one motion. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

3. A. APPROVAL OF MINUTES

-Special Planning and Zoning Commission meeting held June 18, 2019.

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0332P. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 3 Subdivision. The property is located at the northeast corner of County 24th Street and 20th Avenue, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0332P

4. B. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0333F. A request by Riedel Holdings LLC, property owner, for the final plat approval for Santa Cecilia No. 3 Subdivision. The property is located at the northeast corner of County 24th Street and 20th Avenue, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0333F

5. **CALL TO THE PUBLIC** - This is the time for the public to comment. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to Arizona Revised Statute §38-431.01(G), action taken as a result of comment will be limited to directing staff to study the matter, or scheduling the matter for further discussion and decision at a future date. All Planning & Zoning Commission meetings are recorded.

6. **ADJOURNMENT**



AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

3.A.

Meeting Date: 07/09/2019

Summary

APPROVAL OF MINUTES

-Special Planning and Zoning Commission meeting held June 18, 2019.

Attachments

Minutes of June 18, 2019

MINUTES

SPECIAL MEETING
PLANNING AND ZONING COMMISSION
SAN LUIS COUNCIL CHAMBERS
1090 E. UNION STREET
June 18, 2019
7:00 PM

1. CALL TO THE ORDER /ROL CALL: The meeting was called to order at approximately 7:01 PM, by Chairman Marco A. Pinzon.

2. PLEDGE OF ALLEGIANCE: Pledge of Allegiance was led by Chairman Marco A. Pinzon.

PRESENT: Chairman Marco A. Pinzon
Commission Member Javier Barraza
Commission Member Veronica Zavala
Commission Member Concepcion R. Ulloa-Via Telephone

ABSENT: Vice Chairman Daniel Bazua
Commission Member Hugo Garcia
Commission Member Guillermina Fuentes

Others Present: Jose A. Guzman, Director of Planning and Zoning
America Cano, Administrative Coordinator
Ric Bauermann, Fire Inspector
Vianey Vega, Vega and Vega Engineering

3. CONSENT AGENDA

3. A. APPROVAL OF MINUTES

-Regular Planning and Zoning Commission meeting held May 14, 2019

MOTION: **Commission Member Javier Barraza/Commission Member Veronica Zavala** to approve the consent agenda as presented. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member Concepcion R. Ulloa	Aye

4. ITEMS REQUIRING DISCUSSION AND/OR ACTION – the Planning & Zoning Commission will be considering a vote or action on the following cases. Any vote or action will be considered separately for each case.

4. A. Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0271F. A request by Vega and Vega Engineering, PLC, on behalf of Sam Group Investment Company Limited Partnership, property owner, for the final plat approval for Belleza Del Desierto Phase 1 Subdivision. The property is located at the southeast corner of County 24th Street and 20th Avenue.

A. Staff presentation

Mr. Jose A. Guzman, Director of Planning and Zoning, stated that this was a request by Vega and Vega Engineering for the final plat approval for Belleza Del Desierto Phase 1 Subdivision to be located at the southeast corner of County 24th Street and 20th Avenue. He added the subdivision will be approximately 18.69 acres and is proposed to be divided into 90 lots and one tract for storm water retention, as well as the minimum lot size allowed within this subdivision to be 6,000 square feet. **Mr. Guzman** added that the preliminary plat was presented to the Planning and Zoning Commission on the meeting of April 9, 2019.

Mr. Vianey Vega, Vega and Vega Engineering, stated that he received the comments and will address the comments.

Commission Member Javier Barraza asked **Mr. Vega** if he will have everything ready for the City Council meeting, to which **Mr. Vega** stated he would work with staff to

establish a date where it could be placed on the City Council Meeting.

B. Action on Subdivision Case No. 2019-0271F

MOTION: Commission Member Javier Barraza/Commission Member Concepcion R. Ulloa to forward Subdivision Case No. 2019-0271F to the City Council with recommendation of approval subject to the applicant addressing review comments letter dated June 14, 2019 before scheduling this item to be presented to City Council. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member Concepcion R. Ulloa	Aye

5. CALL TO THE PUBLIC

There was no comment from the public.

7. ADJOURNMENT

MOTION: Commission Member Javier Barraza/Commission Member Veronica Zavala to adjourn the meeting at approximately 7:09 p.m. Motion passed unanimously.

The vote was as follows:

Chairman Marco A. Pinzon	Aye
Commission Member Javier Barraza	Aye
Commission Member Veronica Zavala	Aye
Commission Member Concepcion R. Ulloa	Aye



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4.A.

Meeting Date: 07/09/2019

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0332P. A request by Riedel Holdings LLC, property owner, for the preliminary plat approval for Santa Cecilia No. 3 Subdivision. The property is located at the northeast corner of County 24th Street and 20th Avenue, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0332P

BACKGROUND:

This is a request by Riedel Holdings LLC, property owner, for the preliminary plat approval of a residential subdivision to be called Santa Cecilia No. 3.

The property is located in the east mesa of the City of San Luis, on the east side of 20th Avenue between Aracely Street and County 24th Street (Assessor Parcel ID No. 227-10-009). Santa Cecilia No. 2 Subdivision is located to the west and is zoned Medium Density Residential (R1-6). Properties to the east are zoned Medium-High Density Residential (R-2) and High Density Residential (R-3) and are undeveloped. Property to the immediate south is zoned as Medium-High Density Residential (R-2) and Light Industrial (L-1) further south. Property to the north is undeveloped land zoned as Medium-High Density Residential (R-2) and currently in the rezoning process to change the zoning to Medium Density Residential (R1-6) for future residential subdivision to be called Santa Cecilia No. 4.

This subdivision will consist of approximately 30.30 acres and is proposed to be divided into 140 lots and one tract for storm water retention. The lots will range in size from approximately 6,000 square feet to 10,866 square feet.

GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

ANALYSIS:

In 2007, the Arizona Legislature adopted legislation that required municipalities to certify that all new subdivisions had an assured 100-year water supply. On February 11, 2011 the City of San Luis was designated by the Arizona Department of Water Resources (ADWR) as having a 100-year adequate water supply. Consequently, individual subdivisions do not have to submit additional certification.

SUMMARY:

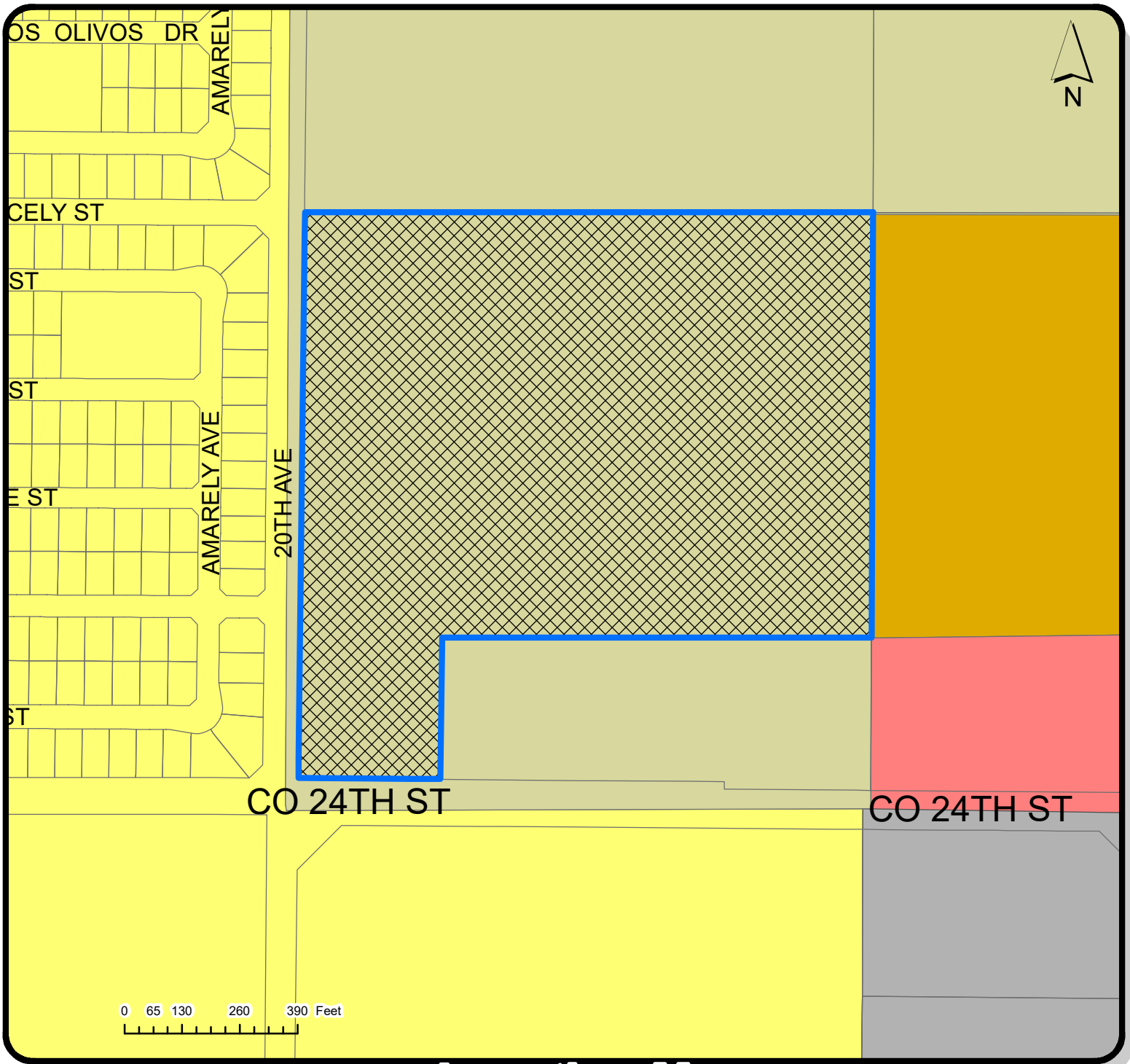
Staff recommendation will be provided to the Commission at the time of the meeting.

RECOMMENDED MOTION:

RECOMMENDED MOTION WILL BE PROVIDED TO THE COMMISSION AT THE TIME OF THE MEETING.

Attachments

Location Map
Aerial Picture
Preliminary Plat








LOCATION OF SUBJECT PROPERTY

Location Map

SUBDIVISION

SANTA CECILIA

 Southwest corner of County 24th Street and 20th Avenue
Assessor's Parcel No. 227-10-009

- Zoning**
-  MULTIPLE RESIDENCE ZONING DISTRICTS
 -  INDUSTRIAL ZONING DISTRICTS
 -  COMMERCIAL ZONING DISTRICTS
 -  SINGLE RESIDENCE ZONING DISTRICTS

Date:
6/24/2019

Checked By:
ROMAN PACHECO

PLANNING & ZONING

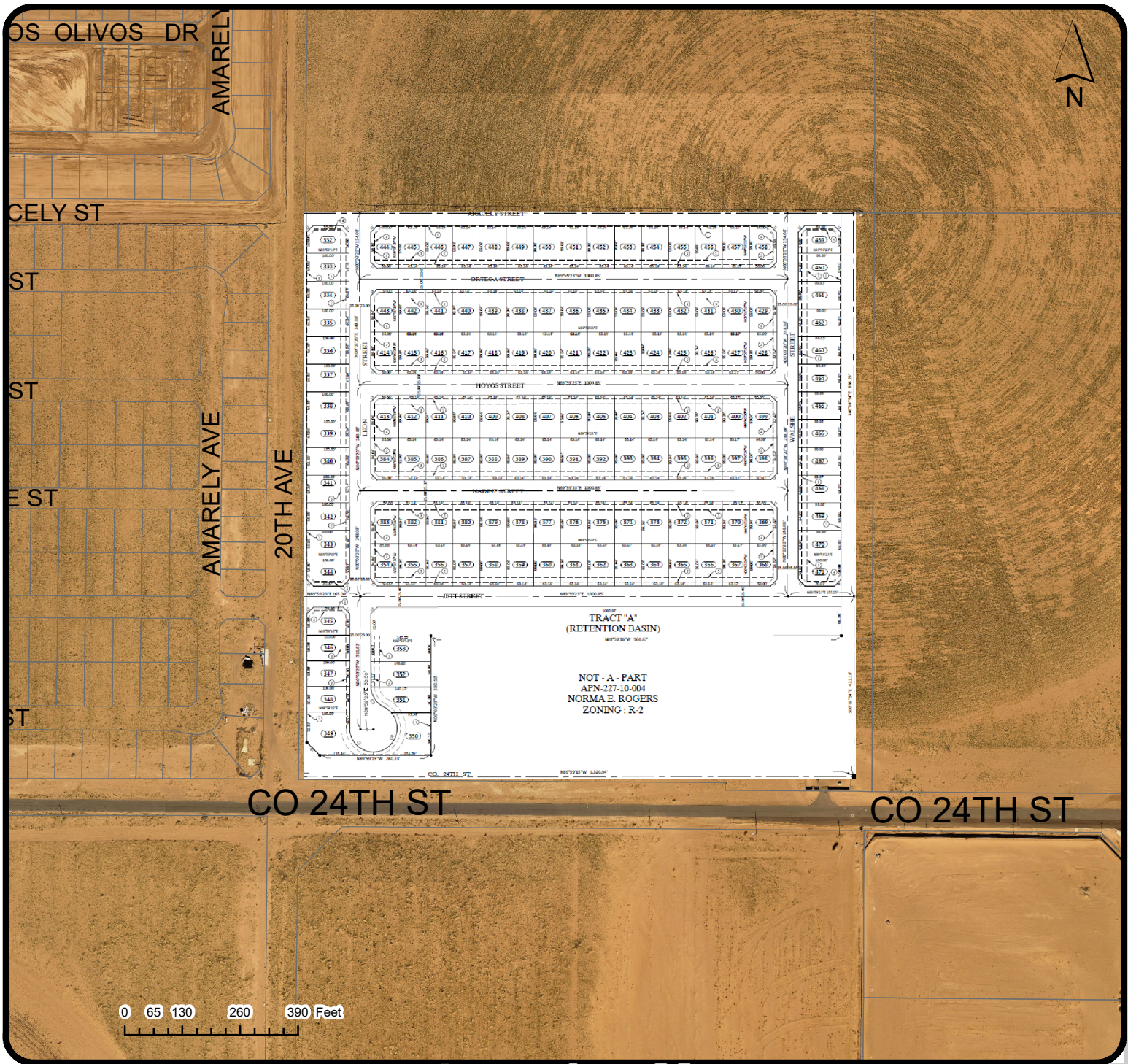


GIS

Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.
2019-0332P

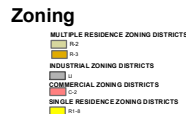


Location Map

SUBDIVISION

LOCATION OF SUBJECT PROPERTY
 Southwest corner of County 24th Street and 20th Avenue
 Assessor's Parcel No. 227-10-009

SANTA CECILIA



Date:
 6/24/2019



Prepared By:
 ISAAC GUTIERREZ

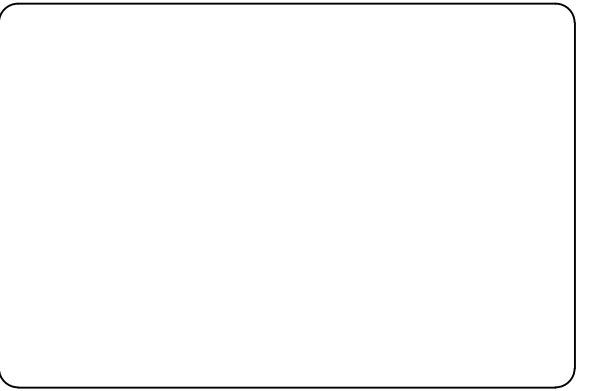
Case No.
 2019-0332P

Checked By:
 ROMAN PACHECO

APPROVED BY:
 JOSE A. GUZMAN

SANTA CECILIA No. 3 SUBDIVISION

A PORTION OF LOT 3 OF BORDER RANCHES SUBDIVISION AS RECORDED IN BOOK 27 OF PLATS,
 PAGES 9-10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 AND THE NE1/4 SE1/4 SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.
 DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 140 ACREAGE: 30.30 ACRES



BOOK _____ OF PLATS,
 PAGE _____

PRELIMINARY PLAT

APPROVED

STATE OF ARIZONA)
) ss
 CITY OF SAN LUIS)

THIS SUBDIVISION AS PLATTED HEREON HAS BEEN APPROVED BY THE
 MAYOR AND THE CITY COUNCIL OF THE CITY OF SAN LUIS, ARIZONA.

MAYOR _____ DATE _____

CITY MANAGER _____ DATE _____

DIRECTOR OF PLANNING AND ZONING DEPARTMENT _____ DATE _____

CITY ENGINEER _____ DATE _____

CITY PUBLIC WORKS DIRECTOR _____ DATE _____

BASIS OF BEARING

THE WEST LINE OF THE SW 1/4 OF SECTION 10, T11S, R24W,
 G.&S.R.B.&M., YUMA COUNTY, ARIZONA (BEING THE CENTERLINE OF
 AVENUE "F"), AS SHOWN ON BORDER RANCHES SUBDIVISION, AS
 RECORDED IN BOOK 27 OF PLATS, PAGES 9&10, YUMA COUNTY
 RECORDERS OFFICE, YUMA COUNTY, ARIZONA,
 BEARING N00°02'42"W

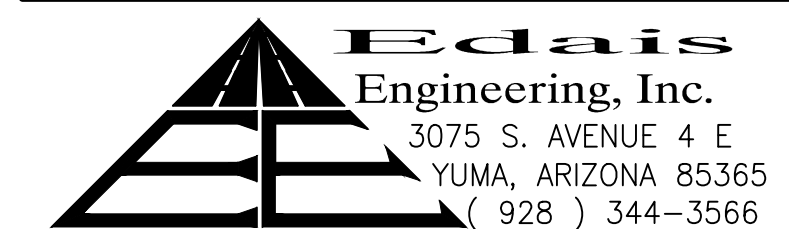
RESTRICTIVE COVENANTS

HAVE BEEN RECORDED CONCURRENTLY AND ARE A PART OF THIS PLAT

SUBDIVIDER/OWNER

RIEDEL HOLDINGS, LLC
 1910 JUAN SANCHEZ BLVD
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-8593

PREPARED BY:

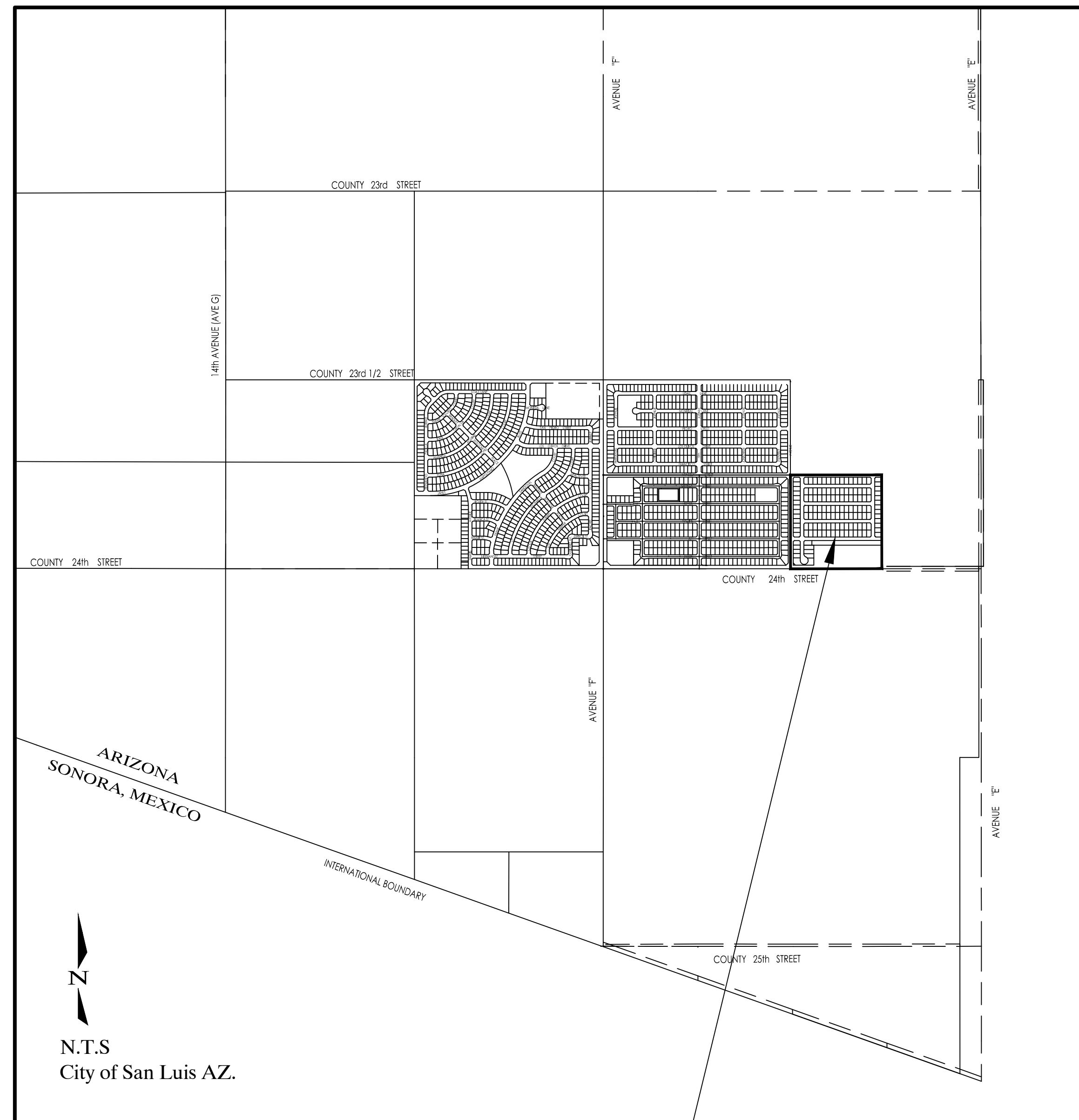


SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE
 REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND
 THAT THIS MAP CONSISTING OF ONE (1) SHEET CORRECTLY REPRESENTS A SURVEY
 MADE UNDER MY SUPERVISION. THAT ALL MONUMENTS SHOWN HEREON ACTUALLY
 EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



JUAN N. LOMEJ R.L.S. No. 22767



SANTA CECILIA No. 3

VICINITY MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AS OWNER HAS THIS THE ____ DAY OF _____ 2019,
 CAUSED A PORTION OF THE SW 1/4 OF SECTION 10, T11S, R24W, G. & S. R. B. & M. YUMA COUNTY, ARIZONA, AS PLATTED HEREON,
 TO BE SUBDIVIDED INTO LOTS, TRACT & STREETS UNDER THE NAME OF "SANTA CECILIA No. 3 SUBDIVISION" AND HEREBY DECLARES THAT THE ACCOMPANYING PLAT
 SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS AND STREETS, CONSTITUTING SAID "SANTA CECILIA No. 3 SUBDIVISION" AND THAT EACH LOT
 SHALL BE KNOWN BY THE NUMBER, THE TRACT BY THE LETTER AND THE STREETS BY THE NAME GIVEN EACH RESPECTIVELY ON SAID PLAT;

AND THAT RIEDEL HOLDINGS, L.L.C., AS OWNER, HEREBY DEDICATES THE STREETS SHOWN HEREON TO THE PUBLIC FOR ITS USE AND BENEFIT, AND THAT THE
 EASEMENTS ARE DEDICATED FOR THE USES SHOWN AND DEFINED ON SAID PLAT AND AS SET FORTH IN THE DECLARATION OF RESERVATIONS, COVENANTS,
 CONDITIONS AND RESTRICTIONS RECORDED CONCURRENTLY HEREWITH. TRACT "A" IS DEDICATED TO THE PUBLIC FOR USE AS STORM WATER RETENTION BASIN AND
 COMPATIBLE RECREATIONAL USES. THE EASEMENTS ARE DEDICATED FOR THE PURPOSE SHOWN HEREON. A THREE FOOT NON-CONSTRUCTION AND NO OBSTRUCTION
 EASEMENT FROM THE FURTHER PROJECTION ON ANY SIDE OF ALL FIRE HYDRANTS; A TWELVE INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT AROUND
 WATER METERS; AND 24 INCH NON-CONSTRUCTION AND NO OBSTRUCTION EASEMENT FOR STREET LIGHTS IS HEREBY GRANTED.

IN WITNESS WHEREOF: RIEDEL HOLDINGS, L.L.C., HAS CAUSED ITS CORPORATE NAME TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED BY THE SIGNATURE
 OF NIEVES GARCIA RIEDEL, AS MEMBER, THEREUNTO DULY AUTHORIZED ON THIS THE ____ DAY OF _____ 2019.

BY: _____
 NIEVES GARCIA RIEDEL, MEMBER
 RIEDEL HOLDINGS, L.L.C.

ACKNOWLEDGMENT

STATE OF ARIZONA)
) ss
 COUNTY OF YUMA)

ON THIS THE ____ DAY OF _____, 2019 BEFORE ME, THE UNDERSIGNED OFFICER
 PERSONALLY APPEARED, NIEVES GARCIA RIEDEL, WHO ACKNOWLEDGED HERSELF TO BE MEMBER OF
 RIEDEL HOLDINGS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY, AND SHE AS SUCH OFFICER BEING
 AUTHORIZED TO DO SO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
 CONTAINED, BY SIGNING THE NAME OF THE LIMITED LIABILITY COMPANY BY HERSELF, AS SUCH
 OFFICER.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL.

BY: _____
 NOTARY PUBLIC

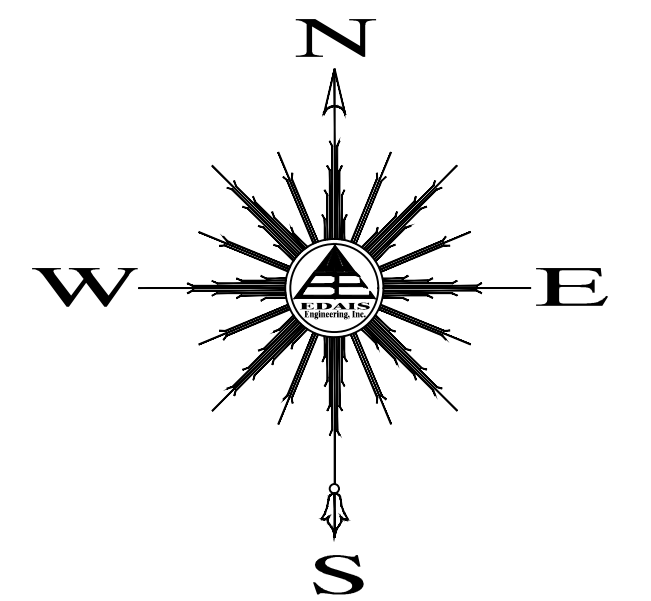
MY COMMISSION EXPIRES: _____

SANTA CECILIA No. 3 SUBDIVISION

A PORTION OF LOT 3 OF BORDER RANCHES SUBDIVISION AS RECORDED IN BOOK 27 OF PLATS,
 PAGES 9-10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 AND THE NE1/4 SE1/4 SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 140 ACREAGE: 30.30 ACRES

PRELIMINARY PLAT



SCALE: 1" = 100'

LEGEND

- CENTERLINE
- - - RIGHT-OF-WAY (ROW) LINE
- NEW PROPERTY LINE
- - - EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- ④ NEW LOT NUMBER
- ④ EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- B.C. BRASS CAP
- H.H. HAND HOLE
- Y.C.R. YUMA COUNTY RECORDS
- G.&S.R.B.&M. GILA AND SALT RIVER BASE AND MERIDIAN

LINE DATA

LINE	LENGTH	BEARING
L1	21.22	N45°01'59"W
L2	21.20	N44°58'01"E
L3	21.22	N45°02'15"W
L4	21.20	N44°57'45"E
L5	42.44	S45°02'03"E

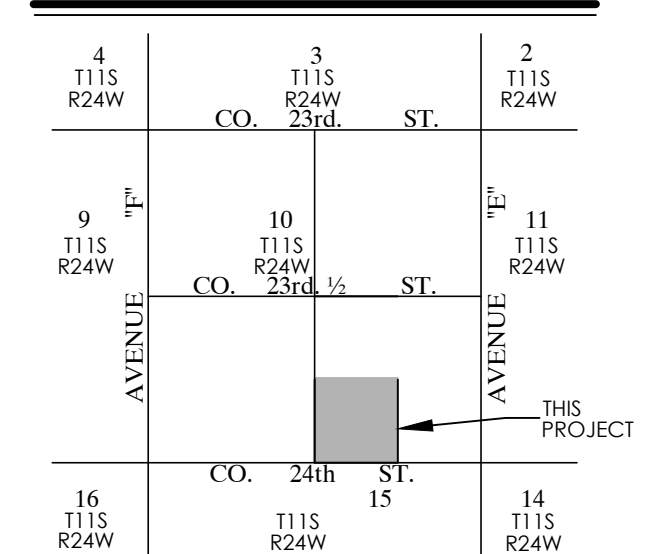
CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	243°13'39"	N58°19'51"E	94.53'	-90.17'	55.50'	235.60'
C2	243°13'39"	N58°19'51"E	94.53'	-90.17'	55.50'	235.60'
C3	063°13'39"	S31°40'09"E	58.19'	34.16'	55.50'	61.25'

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA		
332	6275.00 SF	352	8413.15 SF	372	6253.39 SF	392	6253.39 SF	412	6253.39 SF	432	6253.39 SF	452	6255.90 SF
333	6491.98 SF	353	8413.03 SF	373	6253.39 SF	393	6253.39 SF	413	6325.10 SF	433	6253.39 SF	453	6255.90 SF
334	6484.00 SF	354	6325.10 SF	374	6253.39 SF	394	6253.39 SF	414	6325.10 SF	434	6253.39 SF	454	6255.90 SF
335	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6253.39 SF	455	6255.90 SF
336	6484.00 SF	356	6253.39 SF	376	6253.39 SF	396	6253.39 SF	416	6253.39 SF	436	6253.39 SF	456	6255.90 SF
337	6484.00 SF	357	6253.39 SF	377	6253.39 SF	397	6256.36 SF	417	6253.39 SF	437	6253.39 SF	457	6258.87 SF
338	6484.00 SF	358	6253.39 SF	378	6253.39 SF	398	6233.09 SF	418	6253.39 SF	438	6253.39 SF	458	6215.19 SF
339	6484.00 SF	359	6253.39 SF	379	6253.39 SF	399	6324.50 SF	419	6253.39 SF	439	6253.39 SF	459	6267.32 SF
340	6484.00 SF	360	6253.39 SF	380	6253.39 SF	400	6256.36 SF	420	6253.39 SF	440	6253.39 SF	460	6475.01 SF
341	6484.00 SF	361	6253.39 SF	381	6253.39 SF	401	6253.39 SF	421	6253.39 SF	441	6253.39 SF	461	6478.72 SF
342	6484.00 SF	362	6253.38 SF	382	6253.39 SF	402	6253.39 SF	422	6253.39 SF	442	6253.39 SF	462	6479.41 SF
343	6484.00 SF	363	6253.38 SF	383	6325.10 SF	403	6253.39 SF	423	6253.39 SF	443	6325.10 SF	463	6480.09 SF
344	6275.00 SF	364	6253.38 SF	384	6325.10 SF	404	6253.39 SF	424	6253.39 SF	444	6215.19 SF	464	6480.78 SF
345	6275.00 SF	365	6253.38 SF	385	6253.39 SF	405	6253.39 SF	425	6253.39 SF	445	6255.90 SF	465	6481.47 SF
346	6000.00 SF	366	6253.38 SF	386	6253.39 SF	406	6253.39 SF	426	6253.39 SF	446	6255.90 SF	466	6482.16 SF
347	6000.00 SF	367	6256.35 SF	387	6253.39 SF	407	6253.39 SF	427	6256.36 SF	447	6255.90 SF	467	6482.85 SF
348	6000.00 SF	368	6325.10 SF	388	6253.39 SF	408	6253.39 SF	428	6325.10 SF	448	6255.90 SF	468	6483.54 SF
349	10866.16 SF	369	6325.11 SF	389	6253.39 SF	409	6253.39 SF	429	6325.10 SF	449	6255.90 SF	469	6484.22 SF
350	9196.90 SF	370	6256.36 SF	390	6253.39 SF	410	6253.39 SF	430	6256.36 SF	450	6255.90 SF	470	6484.91 SF
351	7465.00 SF	371	6253.39 SF	391	6253.39 SF	411	6253.39 SF	431	6253.39 SF	451	6255.90 SF	471	6275.60 SF

LOCATION MAP



KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' UTILITY & CATV EASEMENT
- ③ INDICATES 10' (1' NON-ACCESS EASEMENT)
- ④ 25' VISIBILITY TRIANGLE
- ⑤ SEE TYPICAL CORNER LOT DETAIL.
- ⑥ NEW 20' FRONT YARD SETBACK LINE.
- ⑦ NEW 10' SIDE YARD SETBACK LINE.
- ⑧ NEW 10' DRAINAGE EASEMENT
- ⑨ 40' R.O.W. DEDICATED TO CITY OF SAN LUIS ON BOOK 27 PG. 9-10 OF PLATS, BORDER RANCHES SUBDIVISION.

TRACT AREAS

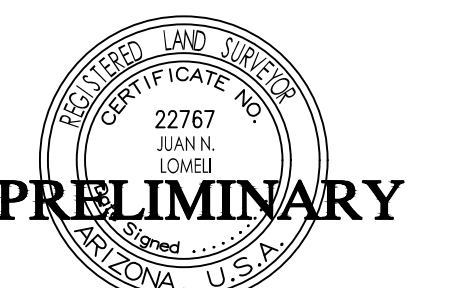
TRACT	AREA
"A"	1.69 ACRES

OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-9385

SURVEYOR'S CERTIFICATE

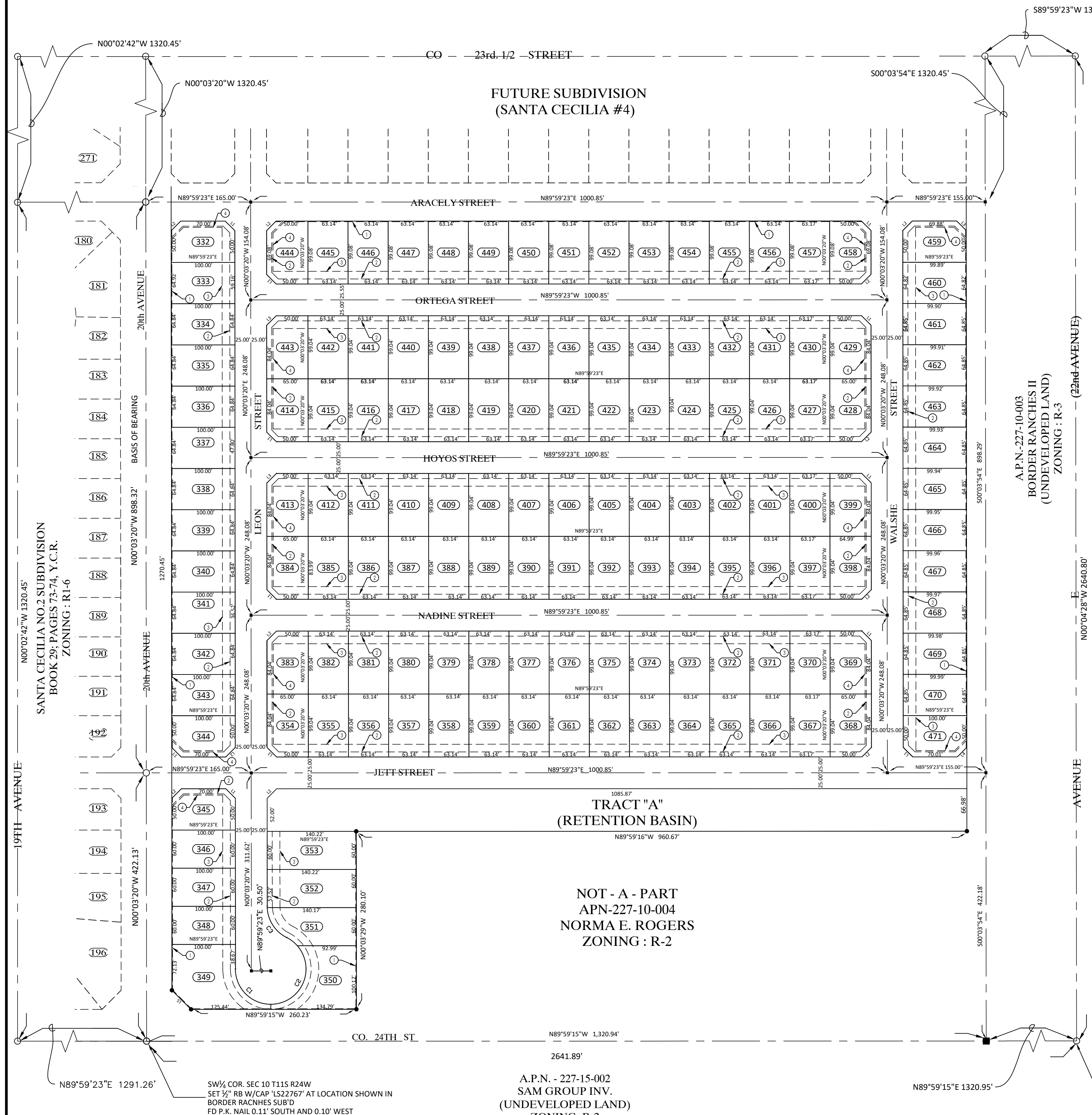
I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.



JUAN N. LOMEI R.L.S. No. 22767

PREPARED BY:

Edais Engineering, Inc.
 3075 S. AVENUE 4 E
 YUMA, ARIZONA 85365
 (928) 344-3566



TYPICAL CORNER LOT DETAIL

A.P.N. - 227-15-002
 SAM GROUP INV.
 (UNDEVELOPED LAND)
 ZONING: R-2

SW 1/4 COR. SEC 10 T11S R24W
 SET 1/2" RB W/CA" 152767 AT LOCATION SHOWN IN
 BORDER RANCHES SUBD
 FD P.K. NAIL 0.11" SOUTH AND 0.10" WEST

SE COR. SEC 10 T.11S, R.24W.,
 FD. GLOSS BRASS CAP IN H.H.



PLANNING & ZONING AGENDA ITEM REVIEW FORM

Planning & Zoning Commission Meeting

4.B.

Meeting Date: 07/09/2019

Submitted By: Jose A. Guzman, Director of Planning & Zoning, Planning & Zoning Department

ITEM:

Discussion and possible action on any and all matters regarding Subdivision Case No. 2019-0333F. A request by Riedel Holdings LLC, property owner, for the final plat approval for Santa Cecilia No. 3 Subdivision. The property is located at the northeast corner of County 24th Street and 20th Avenue, San Luis, Arizona.

A. Staff presentation

B. Action on Subdivision Case No. 2019-0333F

BACKGROUND:

This is a request by Riedel Holdings LLC, property owner, for the final plat approval of a residential subdivision to be called Santa Cecilia No. 3.

The property is located in the east mesa of the City of San Luis, on the east side of 20th Avenue between Aracely Street and County 24th Street (Assessor Parcel ID No. 227-10-009). Santa Cecilia No. 2 Subdivision is located to the west and is zoned Medium Density Residential (R1-6). Properties to the east are zoned Medium-High Density Residential (R-2) and High Density Residential (R-3) and are undeveloped. Property to the immediate south is zoned as Medium-High Density Residential (R-2) and Light Industrial (L-1) further south. Property to the north is undeveloped land zoned as Medium-High Density Residential (R-2) and currently in the rezoning process to change the zoning to Medium Density Residential (R1-6) for future residential subdivision to be called Santa Cecilia No. 4.

This subdivision will consist of approximately 30.30 acres and is proposed to be divided into 140 lots and one tract for storm water retention. The lots will range in size from approximately 6,00 square feet to 10,866 square feet.

GENERAL PLAN:

This area is designated as Neighborhood in the City of San Luis 2020 General Plan. The activities proposed will be consistent with that designation (Chapter 2, Page 19-20). The Neighborhood Land Use designation allows all types of residential development.

ANALYSIS:

In 2007, the Arizona Legislature adopted legislation that required municipalities to certify that all new subdivision had an assured 100-year water supply. On February 11, 2011 the City of San Luis was designated by the Arizona Department of Water Resources (ADWR) as having a 100-year adequate water supply. Consequently, individual subdivisions do not have to submit additional certification.

SUMMARY:

Staff recommendation will be provided to the Commission at the time of the meeting.

RECOMMENDED MOTION:

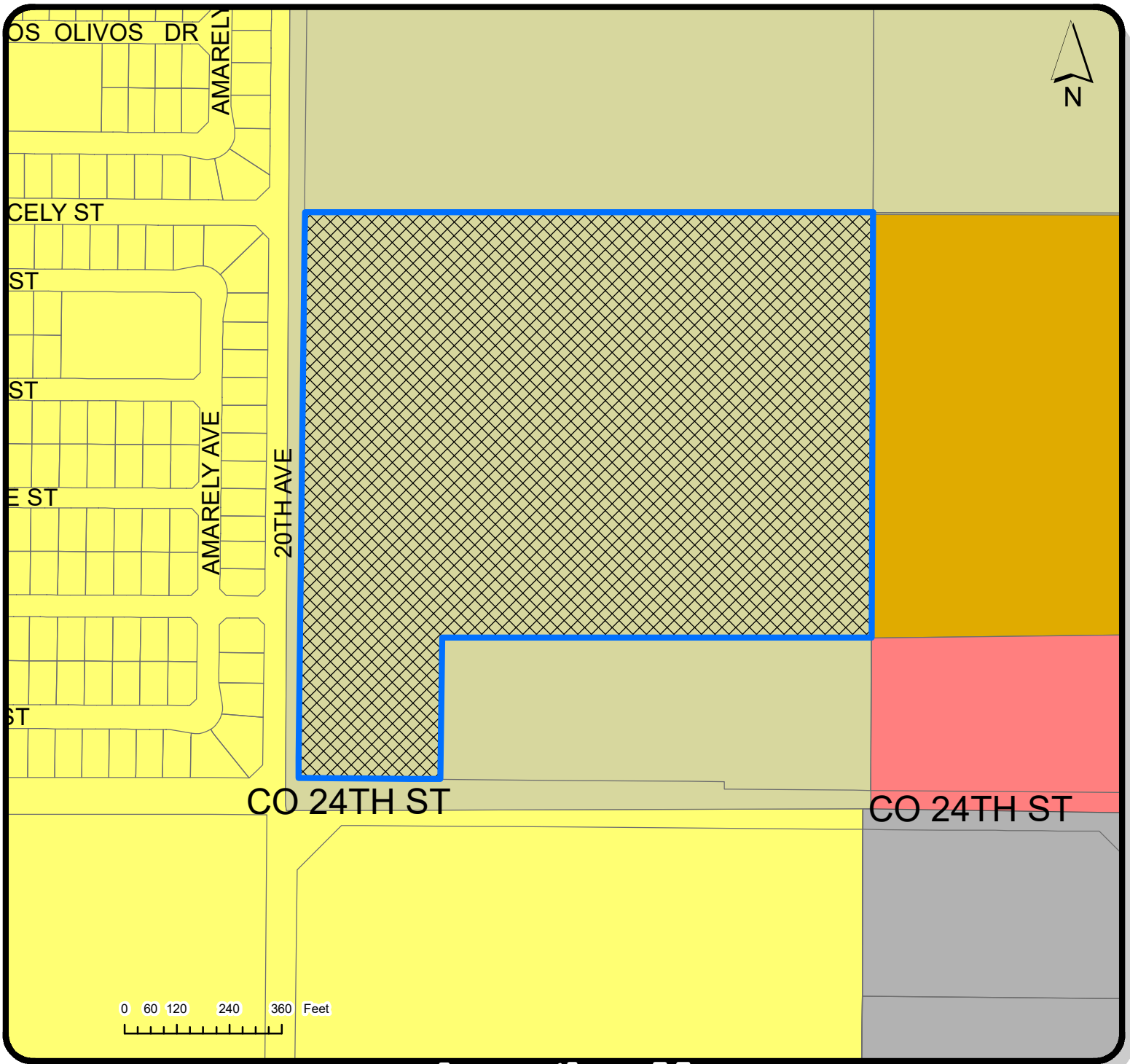
RECOMMENDED MOTION WILL BE PROVIDED TO THE COMMISSION AT THE TIME OF THE MEETING.

Attachments

Location Map

Aerial Picture

Final Plat




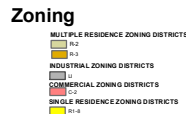
LOCATION OF SUBJECT PROPERTY

Location Map

SUBDIVISION

SANTA CECILIA

 Southwest corner of County 24th Street and 20th Avenue
Assessor's Parcel No. 227-10-009



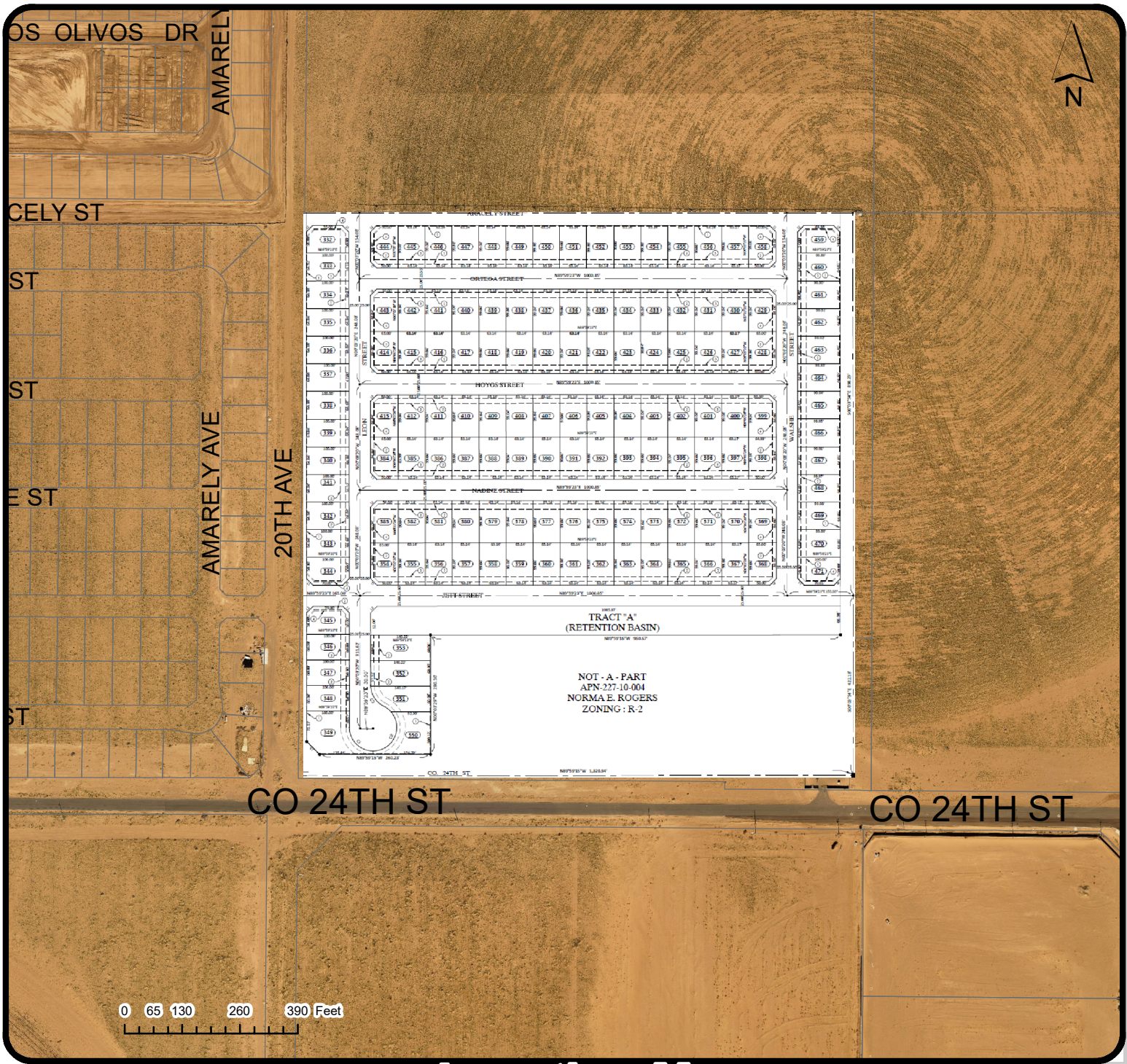
Date:
6/24/2019



Prepared By:
ISAAC GUTIERREZ

APPROVED BY:
JOSE A. GUZMAN

Case No.
2019-0333F



Location Map

SUBDIVISION

LOCATION OF SUBJECT PROPERTY

Southwest corner of County 24th Street and 20th Avenue
 Assessor's Parcel No. 227-10-009

SANTA CECILIA

Zoning

- MULTIPLE RESIDENCE ZONING DISTRICTS
 - R-2
 - R-3
- INDUSTRIAL ZONING DISTRICTS
- COMMERCIAL ZONING DISTRICTS
 - C-2
- SINGLE RESIDENCE ZONING DISTRICTS
 - R1-6

Date:
 6/24/2019

Checked By:
 ROMAN PACHECO



Prepared By:
 ISAAC GUTIERREZ

APPROVED BY:
 JOSE A. GUZMAN

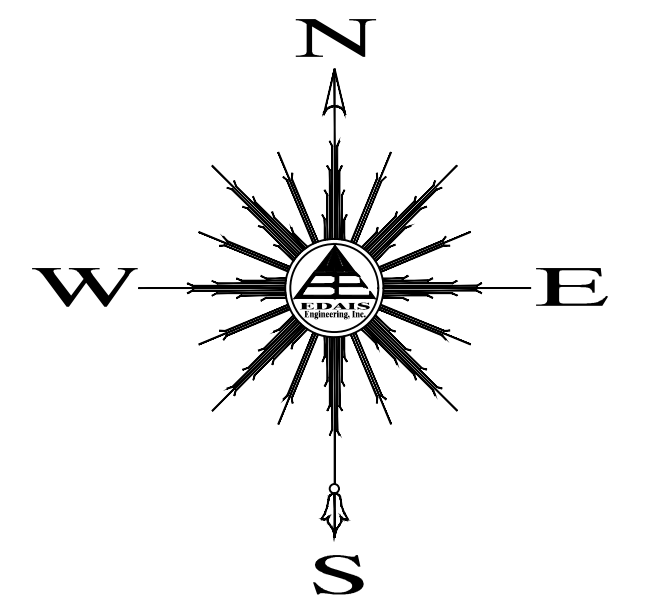
Case No.:
 2019-0333F

SANTA CECILIA No. 3 SUBDIVISION

A PORTION OF LOT 3 OF BORDER RANCHES SUBDIVISION AS RECORDED IN BOOK 27 OF PLATS,
 PAGES 9-10, YUMA COUNTY RECORDERS OFFICE, YUMA COUNTY, ARIZONA
 AND THE NE1/4 SE1/4 SW1/4 SE1/4 OF SECTION 10, T11S, R24W, G.&S.R.B.&M., YUMA COUNTY, ARIZONA.

DATE OF PREPARATION: AUGUST 2018 NUMBER OF LOTS: 140 ACREAGE: 30.30 ACRES

FINAL PLAT



SCALE: 1" = 100'

LEGEND

- CENTERLINE
- - - RIGHT-OF-WAY (ROW) LINE
- NEW PROPERTY LINE
- - - EASEMENT (TYPE AS NOTED)
- BOUNDARY LINE
- NEW STREET MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 4-080
- NEW SUBDIVISION BOUNDARY MONUMENT AS PER YUMA COUNTY STD. DETAIL No. 04-030
- EXISTING MONUMENT (TYPE AS SHOWN)
- ④ NEW LOT NUMBER
- ④ EXISTING LOT NUMBER
- A.P.N. ASSESSOR PARCEL NUMBER
- B.C. BRASS CAP
- H.H. HAND HOLE
- Y.C.R. YUMA COUNTY RECORDS
- G.&S.R.B.&M. GILA AND SALT RIVER BASE AND MERIDIAN

LINE DATA

LINE	LENGTH	BEARING
L1	21.22	N45°01'59"W
L2	21.20	N44°58'01"E
L3	21.22	N45°02'15"W
L4	21.20	N44°57'45"W
L5	42.44	S45°02'03"E

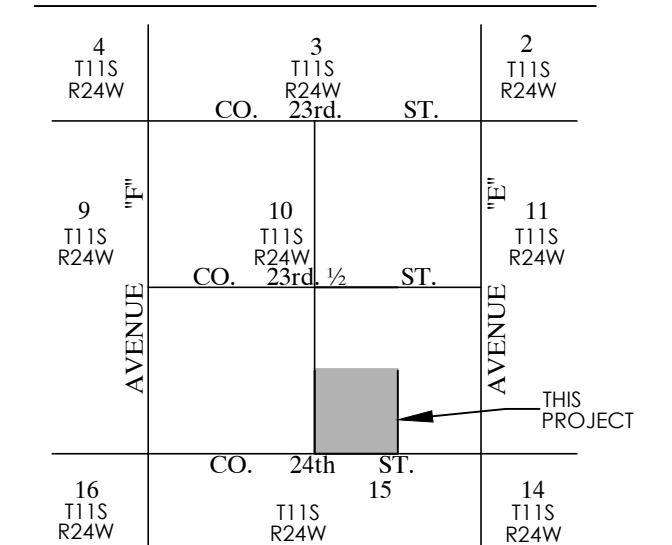
CURVE DATA

CURVE	DELTA	CHORD DIRECTION	CHORD	TANGENT	RADIUS	LENGTH
C1	243°13'39"	N58°19'51"E	94.53'	-90.17'	55.50'	235.60'
C2	243°13'39"	N58°19'51"E	94.53'	-90.17'	55.50'	235.60'
C3	063°13'39"	S31°40'09"E	58.19'	34.16'	55.50'	61.25'

AREAS

LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA	LOT	AREA		
332	6275.00 SF	352	8413.15 SF	372	6253.39 SF	392	6253.39 SF	412	6253.39 SF	432	6253.39 SF	452	6255.90 SF
333	6491.98 SF	353	8413.03 SF	373	6253.39 SF	393	6253.39 SF	413	6325.10 SF	433	6253.39 SF	453	6255.90 SF
334	6484.00 SF	354	6325.10 SF	374	6253.39 SF	394	6253.39 SF	414	6325.10 SF	434	6253.39 SF	454	6255.90 SF
335	6484.00 SF	355	6253.39 SF	375	6253.39 SF	395	6253.39 SF	415	6253.39 SF	435	6253.39 SF	455	6255.90 SF
336	6484.00 SF	356	6253.39 SF	376	6253.39 SF	396	6253.39 SF	416	6253.39 SF	436	6253.39 SF	456	6255.90 SF
337	6484.00 SF	357	6253.39 SF	377	6253.39 SF	397	6256.36 SF	417	6253.39 SF	437	6253.39 SF	457	6258.87 SF
338	6484.00 SF	358	6253.39 SF	378	6253.39 SF	398	6233.09 SF	418	6253.39 SF	438	6253.39 SF	458	6215.19 SF
339	6484.00 SF	359	6253.39 SF	379	6253.39 SF	399	6324.50 SF	419	6253.39 SF	439	6253.39 SF	459	6267.32 SF
340	6484.00 SF	360	6253.39 SF	380	6253.39 SF	400	6256.36 SF	420	6253.39 SF	440	6253.39 SF	460	6475.01 SF
341	6484.00 SF	361	6253.39 SF	381	6253.39 SF	401	6253.39 SF	421	6253.39 SF	441	6253.39 SF	461	6478.72 SF
342	6484.00 SF	362	6253.38 SF	382	6253.39 SF	402	6253.39 SF	422	6253.39 SF	442	6253.39 SF	462	6479.41 SF
343	6484.00 SF	363	6253.38 SF	383	6325.10 SF	403	6253.39 SF	423	6253.39 SF	443	6325.10 SF	463	6480.09 SF
344	6275.00 SF	364	6253.38 SF	384	6325.10 SF	404	6253.39 SF	424	6253.39 SF	444	6215.19 SF	464	6480.78 SF
345	6275.00 SF	365	6253.38 SF	385	6253.39 SF	405	6253.39 SF	425	6253.39 SF	445	6255.90 SF	465	6481.47 SF
346	6000.00 SF	366	6253.38 SF	386	6253.39 SF	406	6253.39 SF	426	6253.39 SF	446	6255.90 SF	466	6482.16 SF
347	6000.00 SF	367	6256.35 SF	387	6253.39 SF	407	6253.39 SF	427	6256.36 SF	447	6255.90 SF	467	6482.85 SF
348	6000.00 SF	368	6325.10 SF	388	6253.39 SF	408	6253.39 SF	428	6325.10 SF	448	6255.90 SF	468	6483.54 SF
349	10866.16 SF	369	6325.11 SF	389	6253.39 SF	409	6253.39 SF	429	6325.10 SF	449	6255.90 SF	469	6484.22 SF
350	9196.90 SF	370	6256.36 SF	390	6253.39 SF	410	6253.39 SF	430	6256.36 SF	450	6255.90 SF	470	6484.91 SF
351	7465.00 SF	371	6253.39 SF	391	6253.39 SF	411	6253.39 SF	431	6253.39 SF	451	6255.90 SF	471	6275.60 SF

LOCATION MAP



KEYNOTES

- ① NEW 1' NON-ACCESS EASEMENT
- ② NEW 8' UTILITY & CATV EASEMENT
- ③ INDICATES 10' (1' NON-ACCESS EASEMENT)
- ④ 25' VISIBILITY TRIANGLE
- ⑤ SEE TYPICAL CORNER LOT DETAIL.
- ⑥ NEW 20' FRONT YARD SETBACK LINE.
- ⑦ NEW 10' SIDE YARD SETBACK LINE.
- ⑧ NEW 10' DRAINAGE EASEMENT
- ⑨ 40' R.O.W. DEDICATED TO CITY OF SAN LUIS ON BOOK 27 PG. 9-10 OF PLATS, BORDER RANCHES SUBDIVISION.

TRACT AREAS

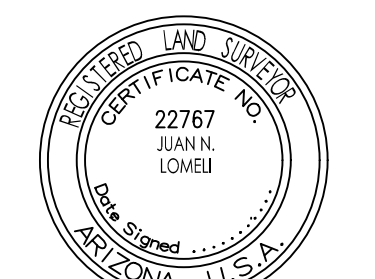
TRACT	AREA
"A"	1.69 ACRES

OWNER

RIEDEL HOLDINGS, LLC
 P.O. BOX 1649
 SAN LUIS, AZ 85349
 (928) 627-9385

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A LAND SURVEYOR LISTED ON THE ROSTER OF ACTIVE REGISTRANTS BY THE STATE BOARD OF TECHNICAL REGISTRATION OF ARIZONA AND THAT THIS MAP CONSISTING OF ONE (2) SHEET CORRECTLY REPRESENTS A SURVEY MADE UNDER MY SUPERVISION, THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR POSITIONS ARE CORRECTLY SHOWN.

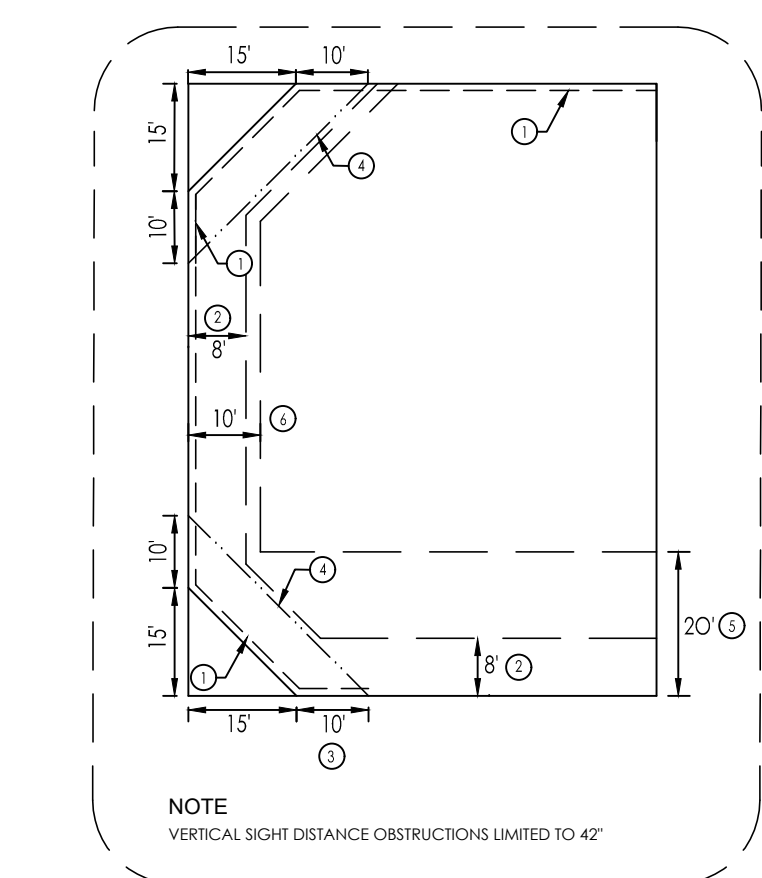
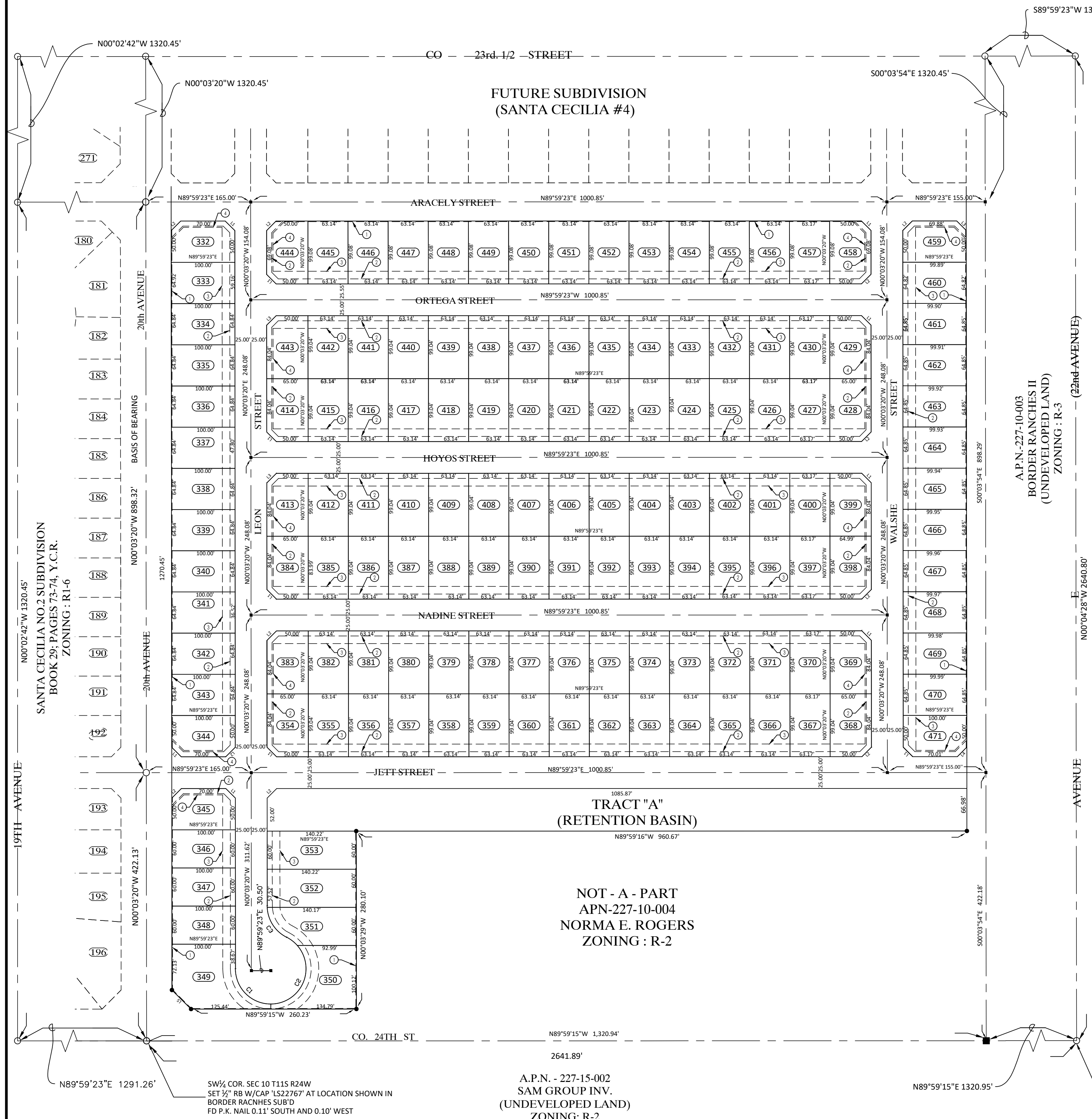


JUAN N. LOMEI

R.L.S. NO. 22767

PREPARED BY:

Edais
 Engineering, Inc.
 3075 S. AVENUE 4 E
 YUMA, ARIZONA 85365
 (928) 344-3566



TYPICAL CORNER LOT DETAIL

A.P.N. - 227-15-002
 SAM GROUP INV.
 (UNDEVELOPED LAND)
 ZONING: R-2

SE COR. SEC 10 T.11S, R.24W.,
 FD. GLOSS BRASS CAP IN H.H.